
 5 bedrooms

 3 bathrooms

 3 receptions

 EPC Band C

Freehold

Council Tax Band:  
G £3,837.75 (2025/26)

Local Authority:  
North Hertfordshire District Council



This magnificent 5-bed detached property in sought-after Hitchin offers a stunning blend of contemporary luxury and open plan living, ideal for a family home.

### Description

Built in 2022 by Cala homes, this exceptional five-bedroom detached family home is presented in immaculate condition with no onward chain. Spanning three floors, it offers versatile living within a quiet, family-friendly development, popular for its proximity to the mainline station, NHC sports hub, and easy access to Purwell Meadows for countryside walks. The ground floor features a spacious entrance hall with storage, a living room with bay window, W.C, utility room, and a bright, open-plan modern kitchen/dining/family room with a breakfast island and patio doors leading to the rear garden. The first floor comprises three double bedrooms and a large four-piece family bathroom. The second floor includes a rear aspect double bedroom with fitted wardrobes, a Juliet balcony, and an en-suite shower room, plus an additional double bedroom with fitted wardrobes and an en-suite shower room. Externally, the front offers a small garden filled with plants and shrubs, a patioed pathway to the front door, and a driveway leading to a single garage providing off-road parking for multiple vehicles. The garden is laid to lawn with various established plants, shrubs, and trees, featuring a large patio and a raised decked area. A side door provides garage access, which includes power and lighting. The vendors advise a shared Management Charge of £191.36 annually for estate upkeep. North Hertfordshire District Council Band G £3,837.75 (2025/26). Buyers are subject to AML identity verification, with a nominal charge of £48 per person.

Buyers Information: - In compliance with the UK's Anti Money Laundering (AML) regulations, we are required to confirm the identity of all prospective buyers at the point of an offer being accepted and use a third party, Identity Verification System to do so. There is a nominal charge of £48 (per person) including VAT for this service. For more information, please refer to the terms and conditions section of our website.

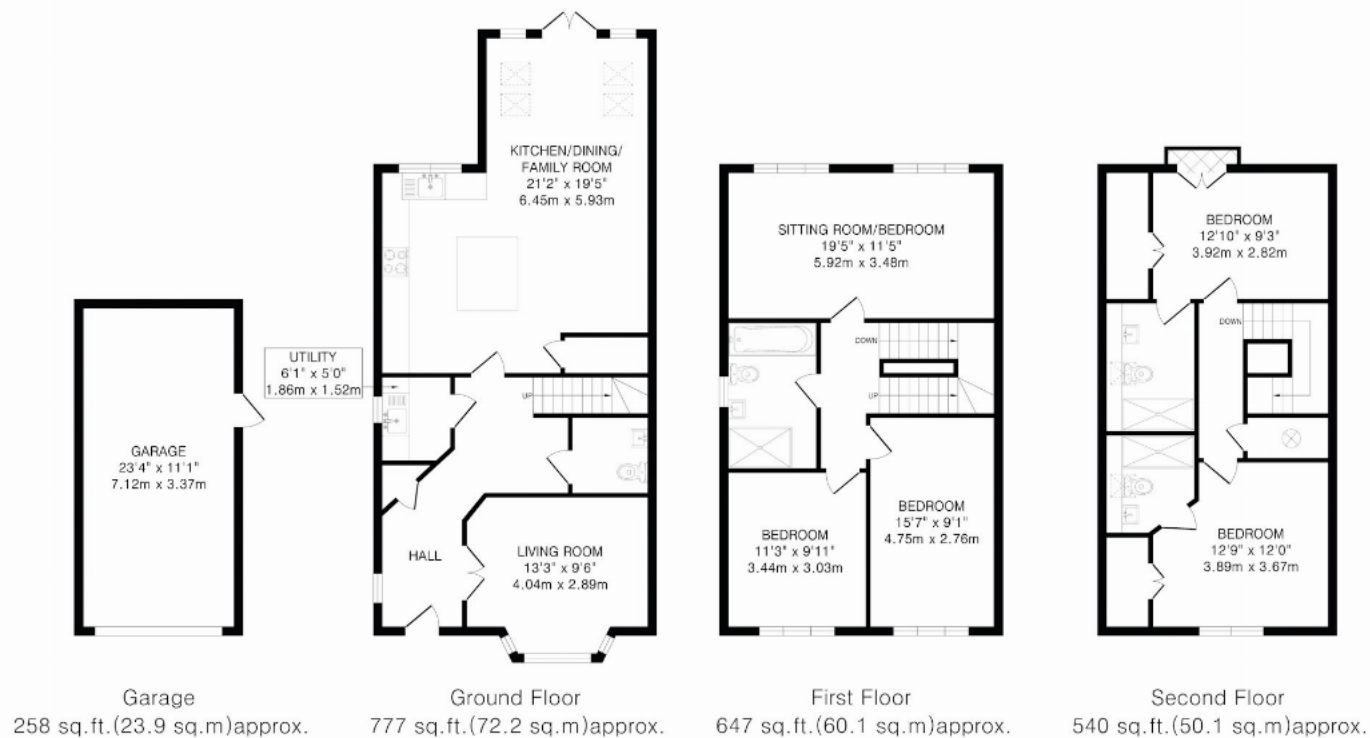












TOTAL FLOOR AREA: 1964 sq.ft.(182.4 sq.m)approx.  
 This floorplan is for illustration purposes only. The measurements and position of each element are approximate and must be viewed as such.

**Important Information** These particulars do not constitute an offer or contract in whole or part. The statements contained herein are made without responsibility on the part of Ashtons or the vendors and they cannot be relied upon as representatives of fact. In respect of floor plans, these are for illustrative purposes only. The measurement and position of each element is approximate and must be viewed as such. Intending purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. The vendors do not make or give, and neither Ashtons nor any person in their employment has any authority to make or give, any representation or warranty whatsoever in relation to this property. We offer a wide range of services through third party providers including solicitors, surveyors, removal firms, mortgage providers and EPC suppliers. We receive additional payments for administering suppliers quoting software and making referrals. You are not under any obligations to use these services and it is your discretion whether you choose to deal with these parties or your own preferred supplier. You should be aware the average payment we received in 2024 equated to £29.76 per referral.